



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660001993 Parcel ID 000000-00-0-00360-002-0004 Cadastral ID 03-20-15-04220 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 169784 PARKER, DUDLEY R & ROBERTA MONTGOMERY 25615 S GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25615 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-04-27 04-27-17\04-27-17 088.J 5/1/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23928487 -95.69797144																																																																																																																									
LOT 4 BLOCK 2 GREENWAY PARK					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1323	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	49,321.00 x .70 = 34,686	
Factor Value		
Adjustments	1.0000	
Lot Value	34,686	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,574 / 1,574
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,574
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

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GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	198,659 126.21 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	202,900 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	128,411
Lot Value	34,686
Indicated Value	163,097 103.62 Per SqFt
Agland Value	
Site Improvements	17,760
Total Value	180,857 114.90 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.65	Total Misc Impr	+	18,650
Roofing Adj	+ 4.37	Garage Cost	+	21,943
Subfloor Adj	+ -1.15	Total RCN	=	237,799
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	109,388
Plumbing Adj	+ 8.95	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	128,411
Adj Base Cost	= 125.29	Lot Value	+	34,686
Total Area	x 1,574	Indicated Value	=	163,097
Adjusted Cost	= 197,206	Value Per SqFt		103.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5313		124	124	23.86		2,959
PRCH	SLAB PORCH - COVERED	5314	25x14		350	23.15		8,103
GENR	Generator - Residential Standby			1	1	2,492.00		2,492



Rogers

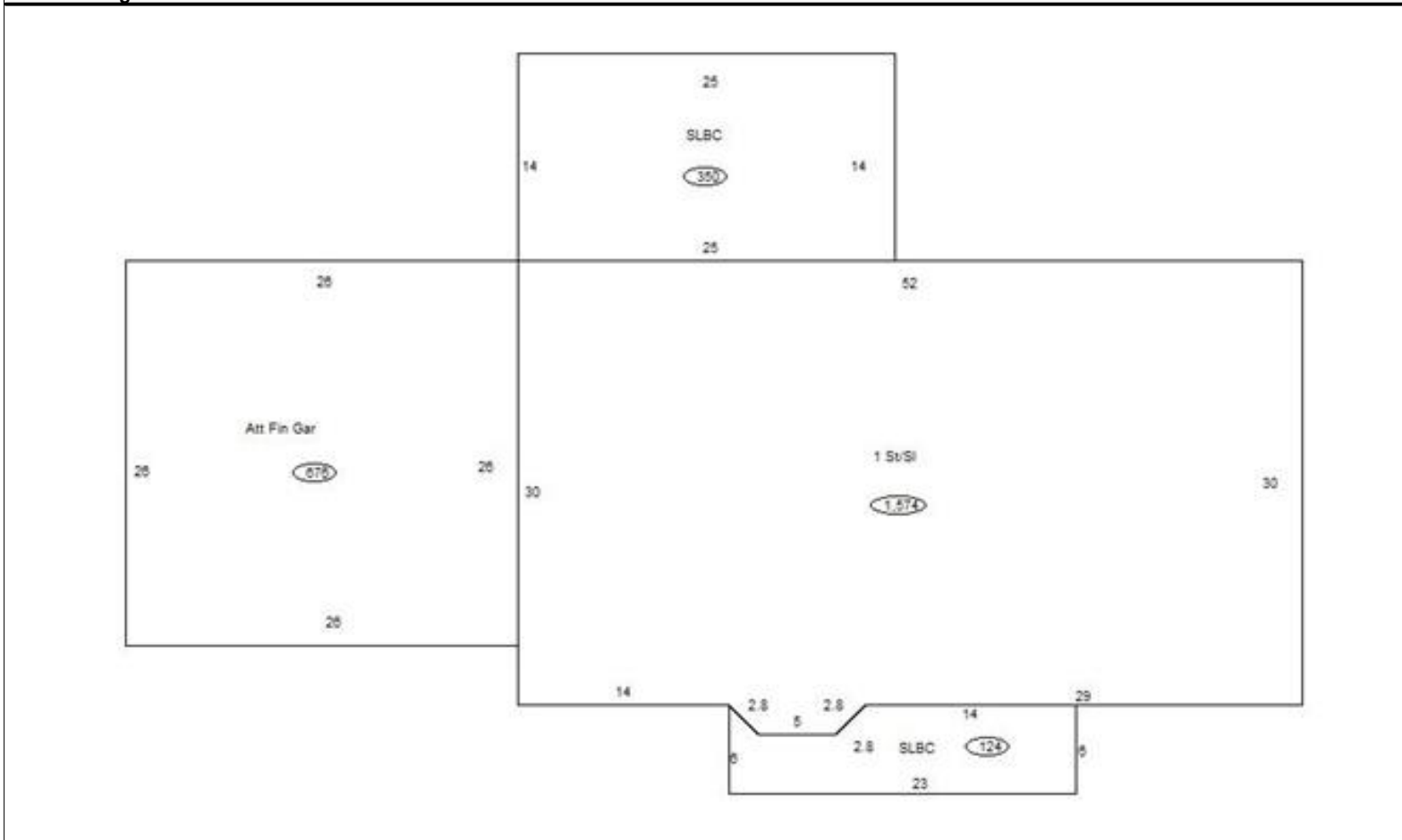
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,574	1.000	1,574
2	G	5		10	Att Fin Gar	676	1.000	676
3	M	PRCH		10	SLBC	124	1.000	124
4	M	PRCH		10	SLBC	350	1.000	350
Total Building Area						1,574		1,574



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	16x30x8	Concrete	Formed Metal	480
Qual	2	Cond 2	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
	Base Cost (8.10 x 480)	3,888		3,888	739	3,149
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
Qual	3	Cond 3	Year 2003	Eff Age 17		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
	Base Cost (24.52 x 160)	3,923		3,923	2,118	1,805
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
Qual	3	Cond 3	Year 2003	Eff Age 17		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
	Base Cost (24.52 x 160)	3,923		3,923	2,118	1,805
	UTIL	Utility Building	30x30x0	Concrete	Formed Metal	900
Qual	2	Cond 3	Year 1977	Eff Age 37		
Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
	Base Cost (30.53 x 900)	27,477		27,477	17,311	10,166
	SHDS	Shed - Small	12x20x8	Concrete	Formed Metal	240
Qual	2	Cond 3	Year 1977	Eff Age 37		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (17.39 x 240)	4,174		4,174	3,339	835